






City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
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COUNCIL AGENDA:

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director, and 
Rolland M. Crawford, Director of Public Safety/Fire Chief 

SUBJECT: Code Enforcement Action Regarding Use of Motor Home at 25154 Daisy Street

RECOMMENDATION

The recommendation is that the City Council allow Mr. Chebelevu to use the motor home as a temporary residence for a period not to exceed 90 days while the reconstruction and repair of his personal residence located at 25154 Daisy Street is completed.

BACKGROUND

On February 24, 2004, Mr. Christopher Chebelevu addressed the City Council during the Oral Reports/Public Participation period of the agenda regarding a letter he had recently received from Code Enforcement. The letter was in regard to the use of a motor home as a residence in his driveway at his property located at 25154 Daisy Street and was initiated as a result of complaints received by the City.

Mr. Chebelevu provided some background information to the City Council on his situation. A few years ago, his personal residence on Daisy Street was fire bombed. Shortly thereafter, he pulled a Building Permit to reconstruct and repair the fire damage. Mr. Chebelevu explained that the reconstruction and repair work has been going slowly because he is doing all of it himself. In the meantime, he has been temporarily living on site in a motor home in order to better secure his property. His request was for the City Council to allow him to stay in the motor home on his property until the reconstruction and repair work is completed.

The City Council referred the item to staff and requested that the issue be researched and placed on a future agenda.

ANALYSIS

The Building Division reviewed the Building Permit record, visited the site, and assessed the amount of work yet to be completed. Their determination is that Mr. Chebelev should be able to complete all of the reconstruction and repair work within a 60 to 90 day period. Community Development and Public Safety staff feel that allowing Mr. Chebelev to maintain the motor home on site as a temporary residence for a maximum of 90 days is a reasonable solution to the problem. If the motor home remains in use as a residence beyond the 90-day period, the City will continue with enforcement actions to abate the illegal residential land use.

ENVIRONMENTAL

The temporary use of a motor home in conjunction with an active Building Permit is not a project under the California Environmental Quality Act (CEQA). The City's enforcement actions are exempt from CEQA pursuant to the CEQA Guidelines Section 15321, *Enforcement Actions by Regulatory Agencies*, specifically a Class 21 Categorical Exemption.

FINANCIAL IMPACT

Allowing Mr. Chebelev to use the motor home as a temporary residence for a period limited to 90 days is not anticipated to result in any financial impacts to the City. Any costs associated with enforcement actions that may be necessary after that may be leaned against the property.